118.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	605,800 / 605,800
					USE VALUE:	605,800 / 605,800
					ASSESSED:	605,800 / 605,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
294		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAN SHARON
Owner 2:	ZHAO EDDIE
Owner 3:	
Street 1:	294 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LYDON DONNA M -
Owner 2:	BOUDREAU BARBARA J -
Street 1:	294 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,090 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5090.000	203,300	1,600	400,900	605,800
Total Card	0.117	203,300	1,600	400,900	605,800
Total Parcel	0.117	203,300	1,600	400,900	605,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.40 | /Parcel: 394.4

Legal Description

User Acct

76492

GIS Ref

GIS Ref

Insp Date

08/31/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0008.0

!9205!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	205,700	1600	5,090.	400,900	608,200	608,200	Year End Roll	12/18/2019
2019	101	FV	194,700	1700	5,090.	406,600	603,000	603,000	Year End Roll	1/3/2019
2018	101	FV	207,600	1700	5,090.	303,500	512,800	512,800	Year End Roll	12/20/2017
2017	101	FV	207,600	1700	5,090.	274,900	484,200	484,200	Year End Roll	1/3/2017
2016	101	FV	207,600	1700	5,090.	263,400	472,700	472,700	Year End	1/4/2016
2015	101	FV	195,200	1700	5,090.	223,400	420,300	420,300	Year End Roll	12/11/2014
2014	101	FV	195,200	1700	5,090.	211,900	408,800	408,800	Year End Roll	12/16/2013
2013	101	FV	195,200	1700	5,090.	201,600	398,500	398,500		12/13/2012

PRINT

Date	Time
12/10/20	23:42:39

LAST REV

Date	Time
10/29/20	08:48:27

danam

USER DEFINED

Prior Id # 1:	76492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9205

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYDON DONNA M,	73077-130	1	8/8/2019	Estate/Div	492,000	No	No	4	
BOUDREAU LILLAS	53229-379		7/20/2009	Family		No	No		Boudreau, Lillas R - DOD: 04/13/2019 Bk: 7
FOREMAN KENNETH	41354-495		11/3/2003		390,000	No	No		
SHERRIFF HEATHE	33287-233		7/20/2001		332,000	No	No		
SHERRIFF RUSSEL	25965-505		1/12/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	924	Insulate	2,042					
9/17/2019	1442	New Wind	4,500					
11/4/1998	763	Manual	5,600					REROOF/SKYLIGHTS
10/28/1992	576	Manual	1,000					STOVE IN BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2019	SQ Returned	JO	Jenny O
8/31/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Meas/Inspect	372	PATRIOT
4/20/2004	MLS	HC	Helen Chinal
10/19/2001	MLS	MM	Mary M
2/15/2000	Measured	264	PATRIOT
9/1/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5090		Sq. Ft.	Site		0	70.	1.13	5									400,891						400,900	

Total AC/HA: 0.11685 | Total SF/SM: 5090 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 400,891 | Spl Credit | Total: 400,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294667
Depreciation:	91347
Depreciated Total:	203320

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

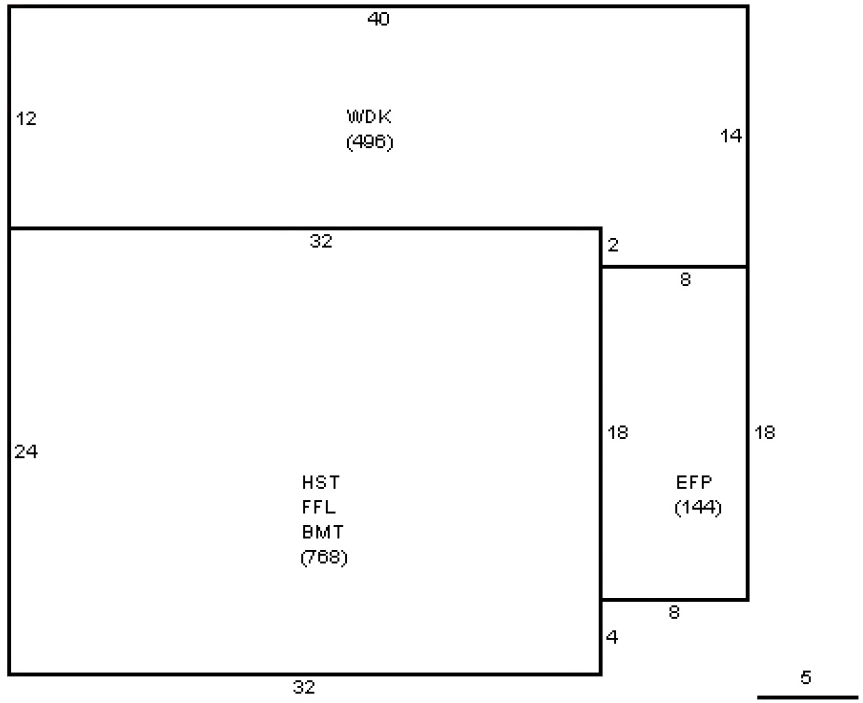
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	79.41
Final Total:	203300	Val/Su SzAd	176.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.340	43,269
FFL	First Floor	768	141.740	108,853
WDK	Deck	496	8.020	3,976
HST	Half Story	384	141.740	54,427
EFP	Enclos Porch	144	46.130	6,642

Net Sketched Area:	2,560			Total:	217,167
Size Ad	1152	Gross Are	2944	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	Y	1	4	A	AV	1995	500.00	T	19.2	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:	Total: 1,600